



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 23, 2013
AGENDA DATE: May 29, 2013
PROJECT ADDRESS: 1624 La Vista Del Oceano (MST2013-00431)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 7,392 square-foot site in the Hillside Design District and is currently developed with a 2,887 square foot, two-story residence with an attached 440 square foot garage. The proposal includes "as-built" improvements including: installation of a window, and 2 air conditioning units (with enclosure), grading, and construction a retaining wall, on-grade steps, a 65 square foot arbor, and a 30 square foot, equipment enclosure.

The discretionary applications required for this project are:

1. A Setback Modification to allow the air conditioning units, concrete pad, enclosure, and the arbor to encroach into the ten-foot, interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Setback Modification to allow the air conditioning units, concrete pad and enclosure to encroach into the thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 4/17/13

Date Action Required: 7/17/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer partially approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Keith Rivera, Acme Architecture
 Parcel Number: 035-180-083
 General Plan: Low Density Residential 3 du/ac

Property Owner: Jack & Carol Harrand
 Lot Area: 7,392 sq. ft.
 Zoning: E-1

Existing Use: Residential

Topography: 35%

B. PROPOSED LOT AREA COVERAGE

Building: 2,267 sq. ft. 31% Hardscape: 566 sq. ft. 8% Landscape: 4,559 sq. ft. 62%

IV. BACKGROUND

A permit was issued for the existing residence in 2006 and construction was completed in October of 2008. The ordinance requires a minimum 30-foot front setback on lots located in the E-1 Zone; however, the zoning ordinance also allows for a five-foot reduction of the required front setback when the slope of the front half of the lot exceeds one-foot rise or fall in five feet horizontal. The front setback for the subject site was reduced by five-feet to 25 feet from the front property line. A modification was approved in August 2006 allowing the existing garage to encroach up to five-feet into the required twenty-five foot setback. In September 2009, a Zoning Information Report (ZIR2009-00386) for the subject property noted several violations including that an “as-built” trash enclosure (a building pad and low fence) had been constructed without a permit at the side of the garage and that it was located within both the front and interior setbacks. Per County Assessor records, the property was transferred to the current property owner, Harrand Family Trust, on January 8, 2010.

A building permit (BLD2010-00388) was issued in February 2010 to the previous property owner, Bruce Schmidt, abating the violations listed in ZIR2009-00386. The building permit scope of work included the removal of the “as-built” trash enclosure. For reasons unknown, the “as-built” trash enclosure was not removed and the permit was signed off in May 2010. Mr. Harrand states that the air conditioning units were installed in the location of the former trash enclosure prior to the transfer of ownership. Based on aerial photography on the City’s Mapping Analysis Printing System (MAPS), the arbor and air conditioning units were completed between 2008 and 2012. Based on the lack of reference to the arbor and the air conditioning units in the September 2009 ZIR and the 2010 building permit, Staff believes the “as-built” improvements were constructed between 2010 and 2012.

V. DISCUSSION

The proposed project involves exterior alterations to the existing residence and related site improvements, permitting an “as-built” arbor and the “as-built” installation of air conditioning units and a related enclosure. The requested Setback Modifications would allow the “as-built” improvements described above to encroach into the required 25-foot front and the ten-foot interior setbacks.

Arbor:

The 65 square foot arbor is located approximately 4’ – 9” from the southerly interior property line. Opportunities for a conforming improvement remain; therefore, Staff recommends denial of the Modification to allow the “as-built” arbor to encroach into the required setback.

Air Conditioning Units and related enclosure:

The air conditioning units were installed approximately 7' - 8" from southerly interior property line and approximately 19' 6" from the front property line within an "as-built" enclosure. The "as-built" enclosure is approximately 30 square feet, and consists of a concrete building pad and a low, lattice-type, screen fence. Typically, staff discourages the placement of noise-generating equipment within setbacks. In some cases, with supporting noise specifications or a noise study, and site-specific characteristics, an encroachment can be found acceptable. SBMC § 9.16.025 requires that mechanical equipment (such as A/C units, pool equipment, generators, etc.) not exceed 60dBA CNEL at the closest property line to a parcel zoned or used for residential purposes. The applicant has provided a noise study (Exhibit C) for the unpermitted equipment to show compliance with the noise ordinance requirements.

It is staff's assessment that the existing "as-built" air conditioning units and enclosure could be relocated to conforming location but it would result in loss of efficiency of the air conditioning system. In addition, if the units were relocated along the northerly or southerly elevations of the residence it would minimize the encroachment into the interior setback, but would be located closer to the living areas of the residence and closer to an adjacent neighbor. For these reasons, Staff recommends approval of the front and interior setback Modifications to allow the air conditioning units to encroach into the required setback.

This project as proposed was reviewed by the Single Family Design Board on November 26, 2012 and February 4, 2013, minutes are attached as Exhibit D. The Board found the proposed equipment enclosure and arbor improvements were appropriate and suggested planting materials.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer denies the Interior Setback Modification to allow the proposed the "as-built" arbor to encroach into the required interior setback and finds that the requested modification is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot. The proposed arbor could be relocated to a location that would conform to all ordinance requirements.

The Staff Hearing Officer finds that the Front and Interior Setback Modifications to allow the "as-built" enclosure and air conditioning units to remain are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed air conditioning units and related enclosure are appropriate because the location at the side of the garage is low profile and constructed in line with the face of the existing garage, provides a minimal expansion of the building footprint, locates the equipment away from adjacent house, and complies with the requirements of the Noise Ordinance. The improvement is not anticipated to adversely impact the visual openness of the public street or adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The "as-built" arbor shall be shown on the plans to be relocated outside of the required setbacks or demolished.
2. The scope of work shall include the permitting of the "as-built" installation of two air conditioning units, the enclosure (lattice screen) and the building pad for the equipment.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 17, 2013
- C. Noise Study prepared by MD Acoustics, dated March 28, 2009
- D. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x **2687**

KEITH RIVERA, AIA

C17490

April 17, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RECEIVED
APR 17 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1624 La Vista Del Oceano Dr.;
A.P.N. 035-180-083; Land Use Zone E-1

Dear Staff Hearing Officer:

We respectfully make the following Modification Request for the referenced property:

Existing Conditions, Background & Proposed Project

This Mesa lot is 7,392 s.f. in size, slopes down from the street at 35% and contains an existing two story single-family residence of 2,822 s.f. with an attached two car garage of 440 s.f., all built under permit BLD2006-01950. The original home design had received a Modification for encroachment of its garage five feet into the front yard setback.

The present Owner, Jack Harrand, purchased the property in 2010 after a zoning violation, identified in ZIR2009-00386, for a enclosure encroaching in the front and side yard setbacks at the northwest corner of the lot had presumably been abated under permit BLD2010-00388. The home air conditioning (a.c.) equipment was already in place when Mr. Harrand bought the property.

In 2012 Mr. Harrand initiated a project to replace an existing exterior window in a lower level media room with two new windows to make it a habitable bedroom. In review of this project application, MST2012-00431, two as-built zoning violations were identified, an a.c. equipment enclosure encroaching in the front and side yard setbacks and an arbor in the side yard setback.

Modification Requests

The first modification being requested is to allow the as-built a.c. condensers and their enclosure to encroach 5.5 feet into the front yard setback and 2.3 feet into the side yard setback. This equipment is in essentially the same footprint as the previous trash enclosure, which had been abated under BLD2010-00388.

As stated above the present Owner did not install this equipment and presumably either the previous owner installed it *after* completion of the abatement permit and before the sale of the home, or its installation was *overlooked* during the final inspections of BLD2010-00388.

The first justification for this request is there is simply no feasible alternate location for this equipment on site. The home's roof was not designed to accommodate rooftop mechanical equipment, either structurally or aesthetically. Because the system's fan coils are located within the front portion of the house the only alternate equipment location on grade not in a setback for the two remote a.c. condensers would be downhill in the rear yard some fifty feet away. This distance would be too great for the refrigerant lines connecting the two pieces of the a.c. system to function properly.

Also the equipment in its present location meets the SBMC 9.16.025 Noise Limitations. Attached is an acoustic test report prepared by M.D. Acoustics detailing their site study conducted to assess and calculate the noise levels from the condenser units to the nearest property line and determine compliance to the City's noise standards.

Furthermore the as-built equipment enclosure is discrete and appropriate in design having been reviewed by the SFDB and deemed acceptable and the requested front yard encroachment is consistent with the previously granted setback modification for the garage noted above.

The second modification being requested is to allow the as-built arbor to encroach 4.75 feet into the side yard setback.

The arbor serves as a privacy element between the subject property and its immediate neighbor to the west and provides ornamental relief to the landscape between the two homes by acting as a garden gateway to the rear yard in the local tradition of garden structures. Relocating it outside the side yard setback would eliminate these privacy and aesthetic functions.

The arbor was constructed with the knowledge and consent of the immediate neighbors who have expressed their willingness for it to remain to the SFDB. The SFDB supported retaining the arbor at their February 4, 2013 Consent hearing.

Project Benefits

The benefit in allowing the equipment enclosure encroach in the setbacks is it would allow the home, which has significant southern exposure and solar heat gain, to maintain air conditioning in the only feasible equipment location. In addition requiring the removal or relocation of the equipment would penalize the present owner who did not install the equipment and who relied on the previous ZIR and subsequent abatement permit's final inspection that no further zoning violations were present on the property when he bought it.

By allowing the arbor to encroach in the side yard setback the privacy and aesthetics between the two adjacent homes is enhanced.

KEITH RIVERA, AIA

Modification Request

1624 La Vista Del Oceano, Santa Barbara, CA,

Page 3 of 3

Please contact me should you need any additional information regarding this request.
Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Rivera', with a stylized, flowing script.

Keith Rivera, AIA

339 Woodley Ct.

Santa Barbara, CA 93105

Encl. (1) 1624 La Vista Del Oceano Drive Condenser Unit Noise Assessment,
C C J. Harrand

NEW ITEM**C. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083
Application Number: MST2012-00431
Owner: Harrand Family Trust
Architect: Jonathan Villegas

(Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, to permit an 'as-built' arbor located within the required interior setback, and permit an 'as-built' A/C unit and pad located within both the required front and interior setbacks. The project requires Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Public Comment by Ilan Levi.

Continued indefinitely to the Consent Calendar with the following comments:

- 1) The A/C screening is acceptable.
- 2) Submit revised plans showing the direction of the window swing.
- 3) Show walkway and grade details on the plans.
- 4) Call out the retaining wall height.
- 5) Show landscaping around the proposed trellis.
- 6) Provide more photos taken from the vantage point of the proposed trellis.

NEW ITEM**D. 811 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-033
Application Number: MST2012-00448
Owner: Amy Lynn Meyer
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30' x 12' pool and spa. The existing 1.22 acre lot located within the Hillside Design District is currently developed with an existing single-family residence. The proposal involves approximately 50 cubic yards of grading to be balanced on site. New associated pool hardscape to be completed under a separate future permit.)

(Action may be taken if sufficient information is provided.)

Continued one week to the Consent Calendar with the following comments:

- 1) Show all streets, roads, and driveway to the site.
- 2) Provide a section through the swimming pool.
- 3) Show intended grades.
- 4) Show the future decks on the plan.
- 5) Indicate location of pool fence and gates on the plan.
- 6) Show how the area will be landscaped and hardscaped.
- 7) Call out how the excavated soil will be balanced on site.
- 8) Call out pool equipment and show how it will be screened from view.

REFERRED BY FULL BOARD**C. 220 SALIDA DEL SOL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-123-001

Application Number: MST2012-00359

Owner: Kirk Peacock & Pam Tanase

Architect: Tom Ochsner

(Proposal to construct a new 300 square foot one-story addition and 556 square foot two-story addition to an existing 1,599 square foot single-family residence, and an attached 441 square foot two-car garage. The proposed total of 2,896 square feet, located on an 8,524 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 87% of the maximum floor-to-lot area ratio (FAR).

(Final Approval requested. Project Design Approval was granted on January 14, 2013.)

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

- 1) The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
- 2) The Board supports the color selection.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, February 11, 2013.

CONTINUED ITEM**D. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083

Application Number: MST2012-00431

Owner: Harrand Family Trust

Architect: Keith Rivera

(Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, to permit an 'as-built' arbor located within the required interior setback, and permit an 'as-built' A/C unit and pad located within both the required front and interior setbacks. The project requires Staff Hearing officer review for requested zoning modifications.)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for a requested zoning modification.)

Public comment: Ilan and Barbara Levi.

Continued Indefinitely to Staff Hearing Officer with comments:

- 1) The Board supports the windows and trellis.
- 2) Suggested vines for the trellis are pandoria jasminoides or hardenbergia violacea.

March 28, 2013

Mr. Jack Harrand
C/O Keith Rivera, AIA
1624 La Vista Del Oceano Drive
Santa Barbara, CA 93109

RECEIVED
APR 17 2013

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Subject: 1624 La Vista Del Oceano Drive Condenser Unit Noise Assessment, City of Santa Barbara

Dear Mr. Harrand:

MD Acoustics (MD) has been working with ACME ARCHITECTURE on the noise assessment for the condenser units located at 1624 La Vista Del Oceano, in the City of Santa Barbara. The purpose of this study is to assess and calculate the noise levels from the condenser units to the nearest property line (south eastern) and determine compliance to the City's noise standards.

City of Santa Barbara Noise Requirements

The City of Santa Barbara has established noise limits for mechanical equipment affecting residential land uses, as specified in the City of Santa Barbara's Noise Ordinance (Section 9.16.025(C)):

Noise Limitations. All mechanical equipment other than vehicles shall be insulated and sound at the property line of any adjacent parcel used or zoned for residential, institutional or park purposes shall not exceed sixty A-weighted decibels using the Community Noise Equivalent Level (60 dB(A) CNEL). All wind machines are prohibited in the City. (Ord. 4878, 1994.)

Study Method and Procedures

To determine the noise level impact from the condenser units to the property line, MD conducted a site visit on March 26, 2013 and performed reference a noise measurement (at the property line) while the condenser unit was on. Table 1 indicates the referenced noise measurement.

TABLE 1: REFERENCE NOISE LEVEL MEASUREMENTS

Source	Reference Noise Level Measurements (dBA)								
	Distance from Source (ft)	L _{eq}	L ₉₉	L ₉₀	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Condenser Units	8	44.2	43.8	43.9	44.0	44.1	44.2	44.2	45.1
Notes: ¹ MD conducted noise levels measurements for the condenser units (March 26, 2013).									

In addition, MD conducted a 24 hour noise measurement at the property line to determine the noise level during normal operation. Normal operation means that the condensers turn on and off during various cooling cycles. The 24 hour noise measurement started at 10:00 AM on March 26 and ended at 11:00 AM on March 27, 2013. The field noise monitoring, photos, and data are located in Appendix A. The CNEL was recorded and compared to the City's noise criteria.

Finally MD logarithmically added the reference condenser unit noise level to each hour's L_{eq} to determine the future worst-case scenario CNEL at the property line. A calculation printout is located in Appendix B.

Condenser Unit Noise Results

Table 2 indicates the future CNEL noise level at the property line.

TABLE 2: CONDENSER UNIT NOISE RESULTS (dBA)¹

Date	Time	Measured Hourly L_{eq}^2	Referenced Noise Level ³	Hourly L_{eq} Combined Noise Level ⁴
3/26/2013	10AM - 11AM	52.1	44.2	52.8
3/26/2013	11AM - 12PM	48.1	44.2	49.6
3/26/2013	12PM - 1PM	45.8	44.2	48.1
3/26/2013	1PM - 2PM	45.2	44.2	47.8
3/26/2013	2PM - 3PM	46.4	44.2	48.5
3/26/2013	3PM - 4PM	44.3	44.2	47.3
3/26/2013	4PM - 5PM	43.3	44.2	46.8
3/26/2013	5PM - 6PM	42.1	44.2	46.3
3/26/2013	6PM - 7PM	42.2	44.2	46.4
3/26/2013	7PM - 8PM	41.1	44.2	46.0
10/16/2012	8PM - 9PM	41.3	44.2	46.0
10/16/2012	9PM - 10PM	42.0	44.2	46.3
10/16/2012	10PM - 11PM	42.0	44.2	46.3
10/16/2012	11PM - 12AM	38.5	44.2	45.3
10/16/2012	12AM - 1AM	34.4	44.2	44.7
10/16/2012	1AM - 2AM	38.0	44.2	45.2
10/16/2012	2AM - 3AM	43.2	44.2	46.8
10/16/2012	3AM - 4AM	41.0	44.2	45.9
10/16/2012	4AM - 5AM	39.6	44.2	45.5
10/16/2012	5AM - 6AM	40.0	44.2	45.6
10/16/2012	6AM - 7AM	44.9	44.2	47.6
10/16/2012	7AM - 8AM	47.8	44.2	49.4

TABLE 2: CONDENSER UNIT NOISE RESULTS (dBA)¹ - CONT

10/16/2012	8AM - 9AM	54.5	44.2	54.9
10/16/2012	9AM -10AM	49.5	44.2	50.6
CNEL⁵	24 HRS	49.5	--	53.3
<p>Notes: shaded area indicates noise levels during evening (7PM - 7AM) and nighttime (10PM - 7AM) hours. ¹ Indicates the existing CNEL and future worst-case scenario CNEL at project site property line. ² Refers to the Leq measured for each hourly interval. ³ Refer to Table 1 for the referenced condenser unit noise level. ⁴ Logarithmically adds the existing hourly Leq to the reference noise level ⁵ CNEL was calculated and takes into account dB penalties that occur during certain hours (shaded area). Results are below the City of Santa Barbara's noise limit. There is no impact.</p>				

As indicated in Table 2, the existing measured CNEL was 49.5 dBA. The future worst-case (condensers running all the time) CNEL is 53.3 dBA. The future noise levels at the property line will be below the City's 60 dBA CNEL standard. No mitigation is required.

Conclusions

MD is pleased to provide this additional analysis for the condenser units at 1624 La Vista Del Oceano. If you have any questions regarding this analysis, or would like further review, please do not hesitate to call us at (805) 404-5917.

Sincerely,
MD ACOUSTICS



Mike Dickerson, INCE
Principal

Appendix A
Field Noise Measurements and Data

F46FF SH66. FF. H

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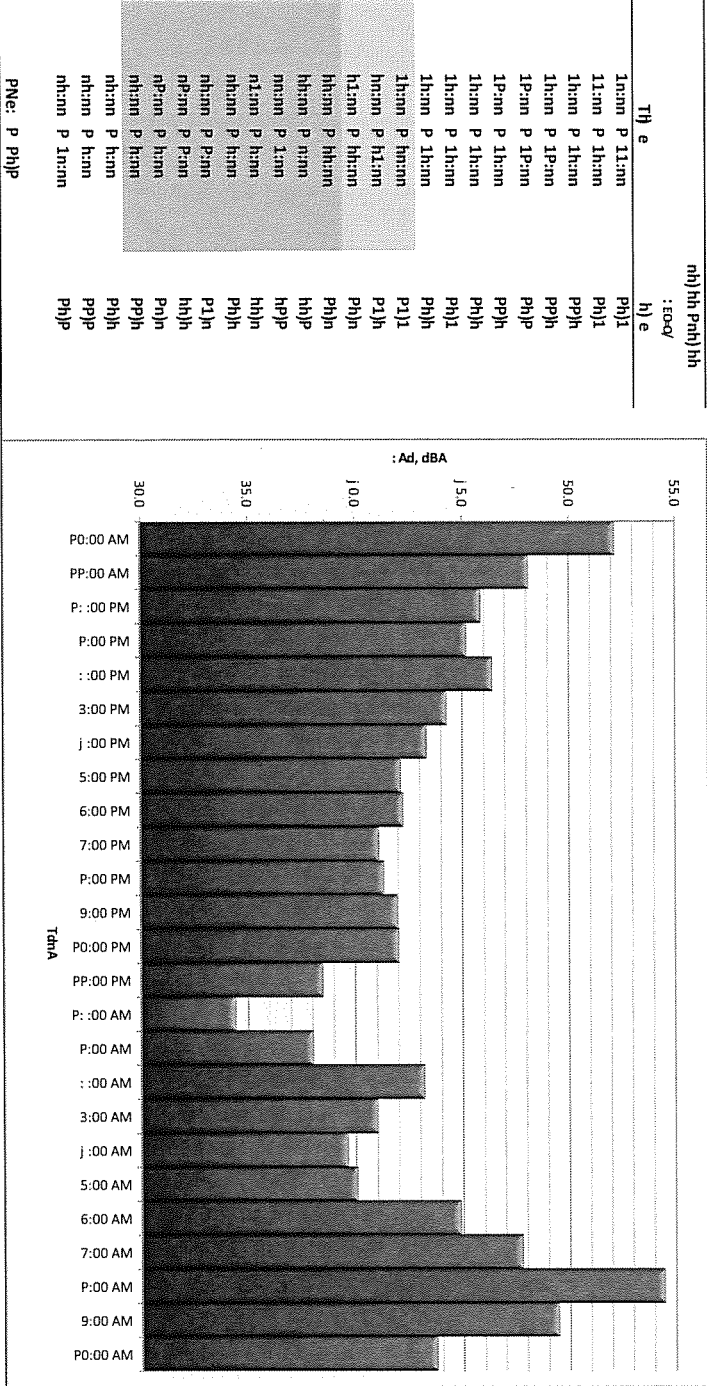
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Site LT01 Hourly Noise Levels, Leq5 t

Notes:
1624 La Vista Del Oceano Drive, City of Santa Barbara, CA 93105
Project site: DroDerty line closest to comDressors
ComDressors
03226 a03227

See attaci et Noise c easurement Formy



See attaci et Noise c easurement Formy

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q_h_Yt hhK hF Kq FFhhYY: q_h_qi%aaf plq cpanof riq	q_KY: YantaqBarabara,q_	<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Recreational <input type="checkbox"/> Commercial q_Khf_K qf

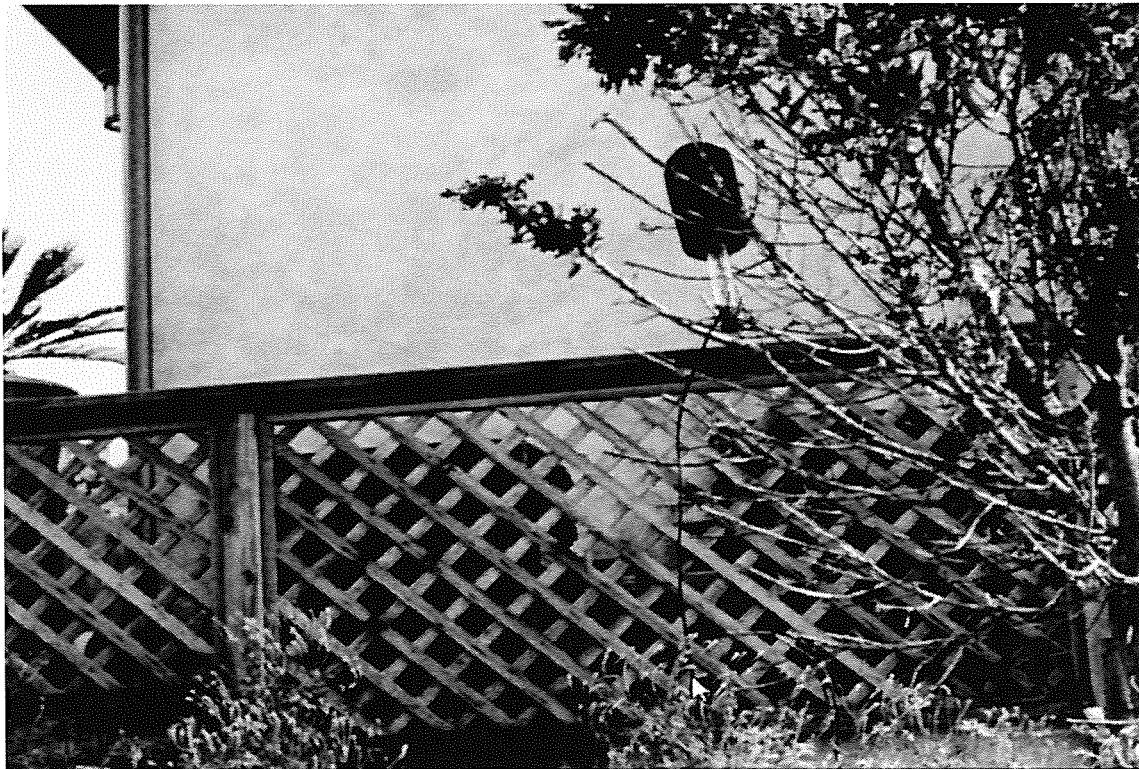


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				q_Kh q_ K q q	



Appendix B

CNEL Noise Calculation

CNEL CALCULATED FROM SITE MEASUREMENTS

PROJECT: 1624 LA VISTA DEL OCEANO CONDENSER NOISE ASSES DATE: 28-Mar-13
LOCATION: 8-FT FROM CONDENSER UNIT (EAST P/L) JN: 0012-2013-01

TIME BEGINNING	HOURLY LEQ	HOURLY LEQ W/Com	HOURLY LEQ WEIGHTING	ADJUSTED HOURLY LEQ	ADJ w/comp LEQ
1000	52.1	52.8	0.0	52.1	52.8
1100	48.1	49.6	0.0	48.1	49.6
1200	45.8	48.1	0.0	45.8	48.1
1300	45.2	47.8	0.0	45.2	47.8
1400	46.4	48.5	0.0	46.4	48.5
1500	44.3	47.3	0.0	44.3	47.3
1600	43.3	46.8	0.0	43.3	46.8
1700	42.1	46.3	0.0	42.1	46.3
1800	42.2	46.4	0.0	42.2	46.4
1900	41.1	46.0	5.0	46.1	51.0
2000	41.3	46.0	5.0	46.3	51.0
2100	42.0	46.3	5.0	47.0	51.3
2200	42.0	46.3	10.0	52.0	56.3
2300	38.5	45.3	10.0	48.5	55.3
0000	34.4	44.7	10.0	44.4	54.7
0100	38.0	45.2	10.0	48.0	55.2
0200	43.2	46.8	10.0	53.2	56.8
0300	41.0	45.9	10.0	51.0	55.9
0400	39.6	45.5	10.0	49.6	55.5
0500	40.0	45.6	10.0	50.0	55.6
0600	44.9	47.6	10.0	54.9	57.6
0700	47.8	49.4	0.0	47.8	49.4
0800	54.5	54.9	0.0	54.5	54.9
0900	49.5	50.6	0.0	49.5	50.6
CNEL (dBA)	49.5	53.3			



DESIGN REVIEW ACTIVITIES SUMMARY

1624 LA VISTA DEL OCEANO DR (MST2012-00431)

R-SFR

Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, to permit an 'as-built' arbor located within the required interior setback, and permit an 'as-built' A/C unit and pad located within both the required front and interior setbacks. The project requires Staff Hearing Officer review for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Consent (New)

CONT

11/26/12

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Public Comment by Ilan Levi.

Continued indefinitely to the Consent Calendar with the following comments:

- 1) The A/C screening is acceptable.
- 2) Submit revised plans showing the direction of the window swing.
- 3) Show walkway and grade details on the plans.
- 4) Call out the retaining wall height.
- 5) Show landscaping around the proposed trellis.
- 6) Provide more photos taken from the vantage point of the proposed trellis.

SFDB-Consent (Continued)

CONT

02/04/13

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for a requested zoning modification.)

Public comment: Ilan and Barbara Levi.

Continued Indefinitely to Staff Hearing Officer with comments:

- 1) The Board supports the windows and trellis.
- 2) Suggested vines for the trellis are pandoria jasminoides or hardenbergia violacea.

EXHIBIT D